



CITY COUNCIL  
LAND USE DIVISION

2017 JUN 20 P 12:17

NYC COUNCIL

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SPEAKER'S OFFICE

CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

June 20, 2017

City Council  
City Hall  
New York, NY 10007

**Re: 13-15 Greenpoint Avenue, N 160282 ZRK, Borough of Brooklyn**

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated June 8, 2017, from the City Council regarding the proposed modification to the above-referenced application submitted by Kent/Greenpoint LLC for a Zoning Text Amendment to the NYC Zoning Resolution Section 62-35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn) to modify these requirements in order to reorient the massing of a proposed 11-story mixed-use building adjacent to a public park located within the Greenpoint neighborhood of Brooklyn.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on June 19, 2017, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Very truly yours,

Marisa Lago  
Chair

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Fl. - New York, N.Y. 10271  
(212) 720-3200  
[www.nyc.gov/planning](http://www.nyc.gov/planning)



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

c: W. Von Engel      D. DeCerbo      A. Sommer      J. Rogoff  
A. Laremont      J. Harris      D. Answini



THE COUNCIL  
THE CITY OF NEW YORK  
LAND USE DIVISION  
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June 8, 2017

Honorable Marisa Lago, Chairwoman  
City Planning Commission  
120 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10271

**Re: Application No.: N 160282 ZRK (L.U. No. 635)  
13-15 Greenpoint Avenue**

Dear Chairwoman Lago:

On June 5, 2017, the Land Use Committee of the City Council, by vote of 19-0-0, recommended modifications of the City Planning Commission's decision in the above-referenced matter. Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

Matter in double ~~strikeout~~ is old, deleted by the City Council;

Matter in double-underline is new, added by the City Council;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

**Article VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

\* \* \*

**Chapter 2  
Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-30  
SPECIAL BULK REGULATIONS**

Honorable Marisa Lago, Chairwoman  
N 160282 ZRK (L.U. No. 635)  
13-15 Greenpoint Avenue  
June 8, 2017  
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\* \* \*

**62-35**  
**Special Bulk regulations in Certain Areas Within Community District 1, Brooklyn**

\* \* \*

**62-356**  
**Special bulk regulations for zoning lots adjacent to public parks**

On Parcel 12b within Waterfront Access Plan BK-1 in Section 62-931, any #lot line# that coincides with the boundary of a #public park# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #bulk# regulations of this Resolution, except that the provisions of paragraphs (g) and (h) of Section 62-354 (Special height and setback regulations) shall not apply.

In lieu thereof, the #street wall# of any #building# fronting on a #lot line# that coincides with the boundary of a #public park# shall be located at least eight feet from such #lot line#, except that any portion of a #building# containing a #legally required window# shall be located at least 28 feet from such #lot line#. No balconies shall be permitted on any #street wall# of such #building# facing a #public park#.

In addition, a wall, or if a wall is prohibited by the Building Code, a fence, shall be provided along the #lot line# that coincides with the boundary of a #public park#. Such wall or fence shall be a minimum of six feet in height, except that any portion of such wall or fence facing a ground floor level #commercial use# in a #building# shall be a minimum of 10 feet in height. However, if the Commissioner of Buildings determines that such wall or fence located in a #residence district# is subject to the provisions of Building Code section 3112.1, exceptions (2) or (3), such wall or fence shall be a minimum of eight feet in height along the boundary of a #public park#.


At least 90 percent of the width of the #street wall# of a #building# or #buildings# fronting on Kent Street shall be located within eight feet of the #street line# and extend to a minimum height of 30 feet.

\* \* \*

Please feel free to contact me at (212) 482-5185 if you or your staff has any questions in the regard.

Honorable Marisa Lago, Chairwoman  
N 160282 ZRK (L.U. No. 635)  
13-15 Greenpoint Avenue  
June 8, 2017  
Page 3 of 3

Sincerely,

  
.....  
Julie Lubin, Esq.  
General Counsel

JL:mg

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

C: Members, City Planning Commission  
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